



COMMUNITY DEVELOPMENT DEPARTMENT

45175 Ten Mile Road
Novi, MI 48375
(248) 347-0415 Phone
(248) 735-5600 Facsimile
www.cityofnovi.org

ZONING BOARD OF APPEALS STAFF REPORT

FOR: City of Novi Zoning Board of Appeals

ZONING BOARD APPEALS DATE: February 14, 2017

REGARDING: 26150 NOVI ROAD (50-22-14-351-057/50-22-14-351-058) PZ17-0003

BY: Larry Butler, Deputy Director Community Development

I. GENERAL INFORMATION:

Applicant

NOVI TOWN CENTER PLAZA, LLC

Variance Type

DIMENSIONAL VARIANCE

Property Characteristics

Zoning District:	TC (town center)
Location:	north of Grand River Avenue and east of Novi Road
Parcel #:	50-22-14-351-057 & 50-22-14-351-058

Request

The applicant is requesting a variance from the City of Novi Zoning Ordinance; Section 3.1.25 to allow parking setback reductions from 7.5 feet, south to 7.8 feet, and east to 10.4 feet. This property is zoned TC (TOWN CENTER).

II. STAFF COMMENTS:

The applicant is proposing to redevelop an existing site surrounded on (3) sides by public and private streets. Accommodating the required setbacks impacts the possible redevelopment due to the street frontages and existing shape and size of the lot. The proposed plan is improved from that presented previously. Staff supports the request.

III. RECOMMENDATION:

The Zoning Board of Appeals may take one of the following actions:

1. I move that we ***grant*** the variance in Case No. **PZ17-0003**, sought by _____, for _____ because Petitioner has shown practical difficulty requiring _____.
- (a) Without the variance Petitioner will be unreasonably prevented or limited with respect to use of the property because _____.
- (b) The property is unique because _____.

- (c) Petitioner did not create the condition because _____
_____.
- (d) The relief granted will not unreasonably interfere with adjacent or surrounding properties because _____
_____.
- (e) The relief is consistent with the spirit and intent of the ordinance because _____
_____.
- (f) The variance granted is subject to:
 - 1. _____.
 - 2. _____.
 - 3. _____.
 - 4. _____.

2. I move that we **deny** the variance in Case No. **PZ17-0003**, sought by _____
for _____ because Petitioner has not shown practical difficulty requiring _____.

- (a) The circumstances and features of the property including _____ are not unique because they exist generally throughout the City.
- (b) The circumstances and features of the property relating to the variance request are self-created because _____
_____.
- (c) The failure to grant relief will result in mere inconvenience or inability to attain higher economic or financial return based on Petitioner's statements that _____.
- (d) The variance would result in interference with the adjacent and surrounding properties by _____.
- (e) Granting the variance would be inconsistent with the spirit and intent of the ordinance to _____
_____.

Should you have any further questions with regards to the matter please feel free to contact me at (248) 347-0417.

Larry Butler
Deputy Director Community Development
City of Novi



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ZONING BOARD OF APPEALS APPLICATION

RECEIVED

JAN 18 2017

CITY OF NOVI
COMMUNITY DEVELOPMENT

APPLICATION MUST BE FILLED OUT COMPLETELY

I. PROPERTY INFORMATION (Address of subject ZBA Case)				Application Fee: <u>\$300.00</u> Meeting Date: <u>2-14-17</u> ZBA Case #: <u>PZ 17-0003</u>	
PROJECT NAME / SUBDIVISION NOVI TOWN CENTER GARDENS					
ADDRESS 26150 NOVI RD.		LOT/SIUTE/SPACE #			
SIDWELL # <u>22-14-357-057</u> 50-22- <u>14-357-058</u>		May be obtain from Assessing Department (248) 347-0485			
CROSS ROADS OF PROPERTY					
IS THE PROPERTY WITHIN A HOMEOWNER'S ASSOCIATION JURISDICTION? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			REQUEST IS FOR: <input type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> VACANT PROPERTY <input type="checkbox"/> SIGNAGE		
DOES YOUR APPEAL RESULT FROM A NOTICE OF VIOLATION OR CITATION ISSUED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO					
II. APPLICANT INFORMATION					
A. APPLICANT		EMAIL ADDRESS NSANDIHA@KEYSTONE.COM		CELL PHONE NO.	
NAME NICK SANDIHA				TELEPHONE NO. (248) 406 7101	
ORGANIZATION/COMPANY NOVI TOWN CENTER PLAZA, LLC				FAX NO. (248) 539 9711	
ADDRESS 31000 NORTHWESTERN HIGHWAY		CITY FARMINGTON HILLS		STATE MICHIGAN	ZIP CODE 48334
B. PROPERTY OWNER <input checked="" type="checkbox"/> CHECK HERE IF APPLICANT IS ALSO THE PROPERTY OWNER					
Identify the person or organization that owns the subject property:		EMAIL ADDRESS		CELL PHONE NO.	
NAME				TELEPHONE NO.	
ORGANIZATION/COMPANY				FAX NO.	
ADDRESS		CITY		STATE	ZIP CODE
III. ZONING INFORMATION					
A. ZONING DISTRICT					
<input type="checkbox"/> R-A <input type="checkbox"/> R-1 <input type="checkbox"/> R-2 <input type="checkbox"/> R-3 <input type="checkbox"/> R-4 <input type="checkbox"/> RM-1 <input type="checkbox"/> RM-2 <input type="checkbox"/> MH <input type="checkbox"/> I-1 <input type="checkbox"/> I-2 <input type="checkbox"/> RC <input checked="" type="checkbox"/> TC <input type="checkbox"/> TC-1 <input type="checkbox"/> OTHER _____					
B. VARIANCE REQUESTED					
INDICATE ORDINANCE SECTION (S) AND VARIANCE REQUESTED:					
1. Section <u>3.1.25D</u>	Variance requested	<u>PARKING SETBACK- NORTH AND SOUTH SIDES AND POTENTIALLY EAST SIDE</u>			
2. Section _____	Variance requested _____	_____			
3. Section _____	Variance requested _____	_____			
4. Section _____	Variance requested _____	_____			
IV. FEES AND DRAWINGS					
A. FEES					
<input type="checkbox"/> Single Family Residential (Existing) \$200 <input type="checkbox"/> (With Violation) \$250 <input type="checkbox"/> Single Family Residential (New) \$250 <input checked="" type="checkbox"/> Multiple/Commercial/Industrial \$300 <input type="checkbox"/> (With Violation) \$400 <input type="checkbox"/> Signs \$300 <input type="checkbox"/> (With Violation) \$400 <input type="checkbox"/> House Moves \$300 <input type="checkbox"/> Special Meetings (At discretion of Board) \$600					
B. DRAWINGS 1-COPY & 1 DIGITAL COPY SUBMITTED AS A PDF					
<ul style="list-style-type: none"> • Dimensioned Drawings and Plans • Site/Plot Plan • Existing or proposed buildings or addition on the property • Number & location of all on-site parking, if applicable 			<ul style="list-style-type: none"> • Existing & proposed distance to adjacent property lines • Location of existing & proposed signs, if applicable • Floor plans & elevations • Any other information relevant to the Variance application 		



ZONING BOARD OF APPEALS APPLICATION

V. VARIANCE

A. VARIANCE (S) REQUESTED

DIMENSIONAL USE SIGN

There is a five-(5) hold period before work/action can be taken on variance approvals.

B. SIGN CASES (ONLY)

Your signature on this application indicates that you agree to install a **Mock-Up Sign** ten-(10) days before the schedule ZBA meeting. Failure to install a mock-up sign may result in your case not being heard by the Board, postponed to the next schedule ZBA meeting, or cancelled. A mock-up sign is **NOT** to be actual sign. Upon approval, the mock-up sign must be removed within five-(5) days of the meeting. If the case is denied, the applicant is responsible for all costs involved in the removal of the mock-up or actual sign (if erected under violation) within five-(5) days of the meeting.

C. ORDINANCE

City of Novi Ordinance, Section 3107 – Miscellaneous

No order of the Board permitting the erection of a building shall be valid for a period longer than one-(1) year, unless a building permit for such erection or alteration is obtained within such period and such erection or alteration is started and proceeds to completion in accordance with the terms of such permit.

No order of the Board permitting a use of a building or premises shall be valid for a period longer than one-hundred and eighty-(180) days unless such use is establish within such a period; provided, however, where such use permitted is dependent upon the erection or alteration or a building such order shall continue in force and effect if a building permit for such erection or alteration is obtained within one-(1) year and such erection or alteration is started and proceeds to completion in accordance with the terms of such permit.

D. APPEAL THE DETERMINATION OF THE BUILDING OFFICIAL

PLEASE TAKE NOTICE:

The undersigned hereby appeals the determination of the Building Official / Inspector or Ordinance made

CONSTRUCT NEW HOME/BUILDING ADDITION TO EXISTING HOME/BUILDING SIGNAGE
 ACCESSORY BUILDING USE OTHER _____

VI. APPLICANT & PROPERTY SIGNATURES

A. APPLICANT

Applicant Signature

11/18/17

Date

B. PROPERTY OWNER

If the applicant is not the owner, the property owner must read and sign below:

The undersigned affirms and acknowledges that he, she or they are the owner(s) of the property described in this application, and is/are aware of the contents of this application and related enclosures.

Property Owner Signature

11/18/17

Date

VII. FOR OFFICIAL USE ONLY

DECISION ON APPEAL:

GRANTED DENIED

The Building Inspector is hereby directed to issue a permit to the Applicant upon the following and conditions:

Chairperson, Zoning Board of Appeals

Date

REVIEW STANDARDS DIMENSIONAL VARIANCE

STANDARD #1 CIRCUMSTANCES OR PHYSICAL CONDITIONS.

a. SHAPE OF LOT

The unique circumstances/physical condition of this property is that it is one of the only properties of its small size, approximately 1.1 acre, that is surrounded on three sides by public and private streets in the Town Center district. These streets are designed to convey extensive traffic in and out of the Town Center while the stated intent of the TC District is to “promote the development of a pedestrian accessible, commercial service district in which a variety of retail, commercial, office . . . uses. . . are permitted.” The applicant has certainly proposed, and the Novi Planning Commission has approved along with the granting of several variances, a development that provides a pedestrian accessible site that provides commercial, office and restaurant uses. The key to this proposed development is that it achieves the stated intent of the TC District on this cite along with the elimination of yet another curb cut on Novi Road and eliminates a dangerous existing curb cut along Ingersol Drive. By routing all traffic into this cite from Crowe Drive and aligning that curb cut with the existing curb cut to the north (for Fifth Third Bank) this proposed development creates a much safer site. The existing site compounds the traffic problems along Novi Road. Currently, there is traffic constantly turning into the car wash to the immediate south and also traffic turning into the Town Center on Crowe Drive. The existing site adds yet another stream of traffic turning off Novi Road into this site. Indeed, the size and shape of this lot, bounded by three streets, is unique and the proposed development greatly improves the safety of the site by eliminating the curb cuts along Novi Road and Ingersol Drive. To provide the uses intended by the TC Zoning District parking setback variances are, therefore, required.

STANDARD #2 NOT SELF-CREATED.

The need for the parking setback variance is not self-created. The Applicant did not develop the Town Center and did not layout the streets or create this unique piece of property of such a small site surrounded on three sides by public and private streets. A parking setback variance is needed in order to develop this property in conformance with and to maximize all of the goals of the TC zoning district and to develop this piece of property to promote and integrate both pedestrian accessibility and safety of those pedestrians and motorists.

STANDARD #3 STRICT COMPLIANCE.

The applicant is striving to redevelop this site to maximize the development with the purpose of a TC zoning district and the surrounding Town Center development. The applicant’s proposed development changes the existing

character of the site from a single use restaurant in a structure located in the middle of the site surrounded by parking to a multiuse building located immediately adjacent to Novi Road, aligned with and architecturally similar to the Town Center out lot buildings to the immediate south, i.e., Bagger Dave's. The proposed development encourages pedestrian use by creating a pedestrian plaza in front of the building along Novi Road and locating the parking behind the Novi Road fronted building to create a consistent architectural theme along Novi Road with the location and size of the building. This development is consistent with the purposes of the TC district and creates a "pedestrian accessible" development which includes a "variety of uses". Any further decrease in the size of this building would decrease the theme along Novi Road of multi-use buildings along the road with parking in the rear. Indeed, in support of the architectural goals of this development the planning commission has granted building setback reductions to promote the implementation of the applicant's design and use.

STANDARD #4 MINIMUM VARIANCE NECESSARY.

The requested parking variances are an improvement from the existing conditions and are the minimum variances necessary to achieve a functional, efficient and safe development which is consistent with purposes of not only the Zoning Ordinance but the Master Plan for Land Use. The proposed development would improve safety by eliminating the existing curb cuts along Novi Road to the west and Ingersol Drive to the east which is dangerously close to its intersection with Crowe Drive. The safety of the site is also improved by creating and aligning a curb cut on the north portion of the property directly across from the curve cut to the Fifth Third Bank parcel to the north. These conditions are compatible with the City engineering standards.

STANDARD #5 ADVERSE IMPACT ON SURROUNDING AREA.

The existing site is already non-conforming. The proposed development addresses such nonconformance. By eliminating the existing curb cut to the east along Ingersol Drive and in creating a curb cut along the north boundary line aligned with the Fifth Third Bank parcel safety is improved for vehicular traffic. By eliminating the curb cut along Novi Road traffic general along Novi Road is improved. The proposed development significantly improves the impact on surrounding property on all four sides. To the west, a pedestrian plaza is developed along Novi Road. To the north and to the east sidewalks will be installed with decorative brick walls topped with wrought iron railings. Thus, safe pedestrian walkways will be created by the applicant for pedestrian access to the entire Town Center area along Crowe Drive.

To the south, the current condition of the property is such that the asphalt parking lot actually protrudes over the south property line on to the property of the car wash to the south. The proposed development eliminates this encroachment.

It should also be recognized that the applicant has taken measures to further mitigate any parking variance by not only building the decorative brick walls along Crowe and Ingersol Drives but by also placing wrought iron railings on top of those brick walls. The total height of the brick wall and iron railings will be 5 feet. Moreover, 6 foot piers are also included. Thus, to motor vehicle traffic on Crowe and Ingersol Drives the parking will be somewhat "hidden". As the building is located close to Novi Road (with the elimination of the curb cut on Novi Road) the parking will be absolutely hidden from Novi Road.

MEMORANDUM



TO: CHAIRPERSON GRONACHAN AND ZBA MEMBERS
FROM: KIRSTEN MELLEM, PLANNER *KM*
THROUGH: BARBARA MCBETH, AICP, CITY PLANNER *Brub*
SUBJECT: TOWN CENTER GARDENS JSP 15-77 REVISED PLANS
DATE: JANUARY 18, 2017

The City of Novi Planning Division was provided a copy of the proposed changes to the Town Center Gardens, JSP 15-77, located at 26150 Novi Road (Parcel ID 50-22-14-351-057). The preliminary site plan with several variance requests is under consideration by the Zoning Board of Appeals at the February 14, 2017 meeting. Planning staff has taken a cursory look at the site plan in order to verify that the proposed changes are consistent with the intent of the previously approved site plan. The preliminary site plan was approved by Planning Commission on May 25, 2016 with the condition of ZBA variance approvals. Changes to the site plan will be fully reviewed by City staff and consultants for adherence to applicable code when the applicant submits for Final Site Plan review. The cursory review by Planning staff has resulted in the following comments to be considered by the Zoning Board of Appeals.

Changes from Previous Variance Application

The applicant has stated that the following items were changed on the proposed site plan:

1. Decreased the building size from 9,013 square feet to 8,883 square feet. *This is correct.*
2. Conversion of one tenant space from retail to dental office. *This is correct.*
3. Parking setback to the East has been increased from 9.4 feet to 10.4 feet. *This is correct.*

All three items that were changed are accurately reflected on the site plan. While required parking is not under consideration in the ZBA variance application, Planning would like to note that the applicant has provided on site the required number of spaces for the proposed uses in each tenant space.

Parking Setbacks and Yards

This parcel is unique in that it has triple frontage: it fronts onto three different streets.

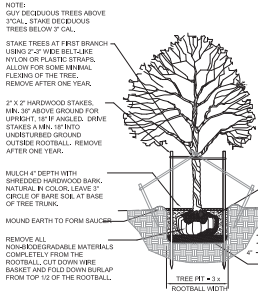
Parcel Lot Line	Street Name	Yard	Required Parking Setback	Proposed Parking Setback
West	Novi Road	Front	20 feet	89.5 feet
North	Crowe Drive	Exterior Side	20 feet	7.5 feet
East	Ingersol Drive	Exterior Side	20 feet	10.4 feet
South	None	Interior Side	20 feet	7.8 feet

The applicant is claiming that the east parcel lot line is a rear yard, but this is inaccurate since the east parcel lot line fronts onto a private road therefore it is considered an exterior side yard. The diagram in the Zoning Ordinance does not show a parcel with streets on three sides since it is unique to have this situation. Therefore, based on the Development Standards (Sec. 3.1.25.D) and the Required Conditions (Sec. 3.27.1.D) in the Town Center District the parking setbacks from all parcel lot lines is 20 feet, as stated in the Planning Review letter and chart dated May 16, 2016.

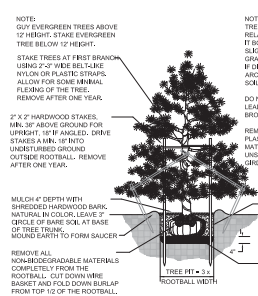
Parking Screening

In the TC Required Condition section of the Zoning Ordinance (Sec. 3.27.1.D) there are requirements for screening from "all public rights-of-way and internal roads by either (1) a 2.5 foot ornamental brick-on-brick wall or (2) a landscaped berm." The applicant is proposing an ornamental brick wall, 2.83 feet in height with a 2.08 foot iron railing on top for a total height of 5 feet. This screening is a requirement of the "TC and TC-1 Required Conditions" in order to prevent headlight glare onto adjacent roadways with the brick wall and to allow pedestrian and vehicular visibility into and out of the development with the iron railing.

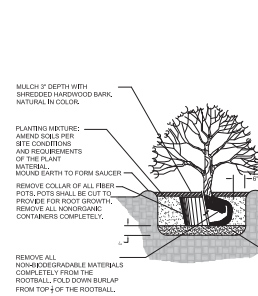
C: Larry Butler, Community Development Deputy Director
Monica Dreslinksi, ZBA Secretary



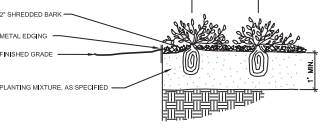
DECIDUOUS TREE PLANTING DETAIL



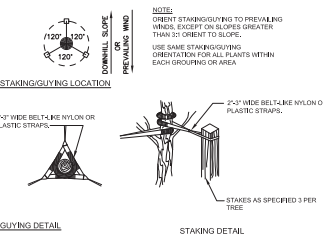
EVERGREEN TREE PLANTING DETAIL



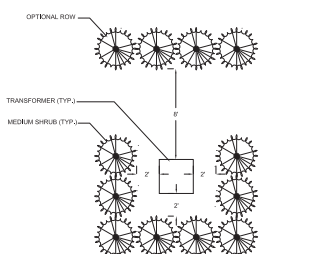
SHRUB PLANTING DETAIL



PERENNIAL PLANTING DETAIL



TREE STAKING DETAIL



TRANSFORMER SCREENING DETAIL

LANDSCAPE NOTES

- All plants shall be north of west American origin grown, No. 1 grade plant material, and shall be free to move. See the plant catalog and site plans.
- Plants shall be fully established and healthy growing condition.
- Plants shall be watered before and after staking is complete.
- All trees shall be staked, banded and mulched and shall be guaranteed to survive a normal growth cycle for at least two (2) full years following City approval.
- All plants shall conform to the guidelines established in the most recent edition of the American Standard Nursery Stock.
- Protein can be used only when needed to be used on site. Soil shall be amended and free of debris, debris removed.
- "Uniform" tags on shrub site-issues neither shall be added to the staking tags before banded.
- Amended planting mix shall consist of 50 percent topsoil, 50 sand and 10 soil, mixed well and spread to the depth as indicated on staking tags.
- The Landscape Contractor shall be responsible for all work shown on the landscape drawing and specifications.
- In the event there are changes to the plant types, plant types shall be made without the approval of the Landscape Architect.
- The City of Novi Landscape Architect shall be notified of any discrepancies between the drawings and conditions shall be made.
- The Landscape Contractor shall be responsible for maintaining all plant material in good condition throughout the project.
- The Landscape Architect shall have the right, at any stage of the installation, to inspect any work or materials that does not meet the requirements of the plans and specifications. If requested by owner.
- Contractor shall be responsible for checking plant quantities to ensure quantities on drawings and plant list are the same. In the event of a discrepancy, the quantities on the plans shall prevail.
- The Landscape Contractor shall amend and maintain soil (as indicated on plans)
- All trees shall be banded before installation, throughout the construction.
- A permanent weed control agent, "Premer" or equal, shall be applied uniformly on top of all mulch in all planting beds.
- All landscape areas shall be provided with an underground automatic watering system.
- Soil shall be two year old "Baron-Cher-Pond" Kentucky Blue Grass grown in a seed nursery on lawn soil.

CITY OF NOVI NOTES

- All landscape plants shall be banded with a sand barrier to facilitate drainage.
- All proposed landscape plants shall be certified.
- All landscape areas shall be irrigated.
- Lowest 10% trees and plants to be installed as directed by the contractor of record.
- Evergreen and canopy trees shall be planted a minimum of 10' from the system, and maintain 10' from the system.
- All plant material shall be guaranteed for two (2) years after City Approval and shall be installed and maintained according to City of Novi standards. Prohibit Field Banded/Bag the best Appropriate Planting Practices.
- All proposed canopy trees shall be planted a minimum of 4' from both the back of curb and proposed walk.
- All trees and shrub planting beds shall be mulched with amended hardwood bark, spread to a minimum depth of 4". All lawn areas shall have a 4" diameter disk of amended hardwood bark 3' away from trees. All proposed annual and perennial beds shall receive 2" of dark colored bark mulch as indicated on the plans. Mulch to be free from debris and foreign material, and shall contain no loose chlorophylls.
- All Substitutions or Deletions from the Landscape Plan Must be Approved in Writing by the City of Novi prior to the installation.

NOTES:
 THE APPROXIMATE DATE OF INSTALLATION FOR THE PROPOSED LANDSCAPE WILL BE FALL OF 2018 OR SPRING OF 2019.
 THE SITE SHALL BE MAINTAINED BY THE DEVELOPER IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THE CITY OF NOVI ORDINANCES, INCLUDING WEEDING AND WATERING AS REQUIRED BY NORMAL MAINTENANCE PRACTICES.
 NO OTHER WORK SHALL BE PERFORMED FROM REGULATING ANY TREE WITHIN UTILITY CORRIDORS THAT ARE DAMAGED THROUGH NORMAL MAINTENANCE OR REPAIRS.
 PLANT MATERIALS SHALL BE GUARANTEED FOR 2 YEARS AND SHALL BE MAINTAINED IN ACCORDANCE WITH CITY ORDINANCES, INCLUDING PERIODIC SOAKS AT THE TIME OF CITY APPROVAL. WATERING IS NECESSARY PERIODIC SOAKS DURING THE PROPOSED PERIOD.



Title:
 Landscape Details

Project:
 Town Center Gardens
 Novi, Michigan

Prepared for:
 Keystone Commercial
 31000 Northwestern Highway, Suite 200
 Farmington Hills, Michigan 48334
 248.358.8000

Revision:
 Submitted: March 20, 2016
 Revised: November 18, 2016

Job Number:
 19619

Drawn By: Jca
Checked By: Jca



Sheet No.



November 18, 2016

Mr. Rick Meader, Landscape Architect
City of Novi Community Development
45175 West 10 Mile
Novi, MI 48375

RE: Town Center Gardens

Dear Mr. Meader:

Below are our responses to your review of plans dated May 6, 2016.

Landscape Review

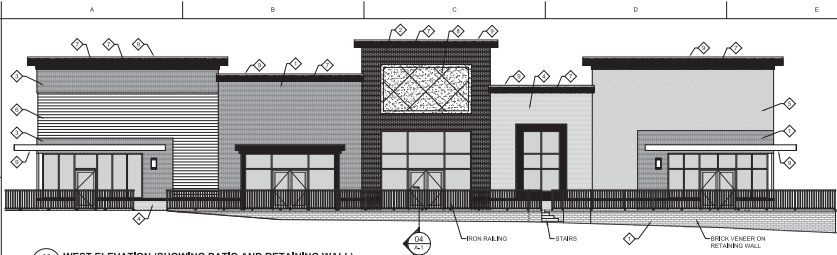
- Novi Road Greenbelt landscaping have been added to the plans.
- A waiver is requested for the required Novi Road sub-canopy trees due to limited planting area.
- A waiver is requested for the required Crowe and Ingersol tree and sub-canopy plantings due to limited planting area.
- The eastern endcap tree has been eliminated due to the proximity to the underground detention. Ornamental grasses have been added in its place.
- A waiver is requested for the parking lot perimeter trees to the limited planting area.
- The parking lot landscaping calculations have been revised using Category 1. This results in a shortfall of required trees. A waiver is requested.
- A waiver is requested for the building foundation plantings due to limited planting area.

If you have any questions or comments regarding this response, please contact me at your convenience.

Sincerely,

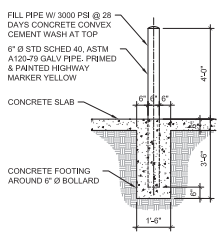


James C. Allen
Allen Design L.L.C.

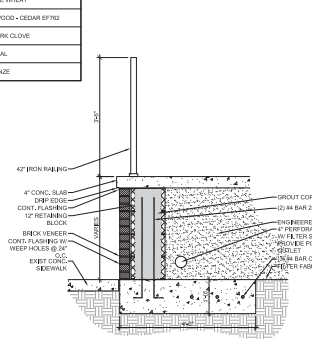


00 WEST ELEVATION (SHOWING PATIO AND RETAINING WALL)
3/8" = 1'-0"

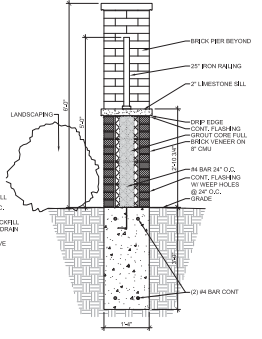
EXTERIOR MATERIALS SCHEDULE		
MARK	MATERIAL	MANUFACTURER / PRODUCT / COLOR
◇	BRICK	GLEN-GERRY BRICK
◇	BRICK	GLEN-GERRY BRICK
◇	BRICK	GLEN-GERRY BRICK
◇	BRICK	GLEN-GERRY BRICK
◇	BRICK	GLEN-GERRY BRICK
◇	STONE VENEER	GLEN-GERRY LANDMARK STONE
◇	CEMENT BOARD SIDING	HECHMA FIBER CEMENT
◇	SP	SHERWIN WILLIAMS
◇	SP	BERNSTEY
◇	METAL FLASHING	SHEET METAL SERVICES
		TOUCAN SERIES - DARK BROWN GREY
		2" FINISHED SERIES - FALL GREY VELOUR
		PANDA EXPRESS - GIGIC - SIBSMITH
		PANDA EXPRESS - 118B - CARPENTER'S FINISH
		GLEN BRIDGE WHEAT
		VENTAGE WOOD - CEDAR SP712
		59933 DARK OLIVE
		KAT DAINIEL
		DARK BRONZE



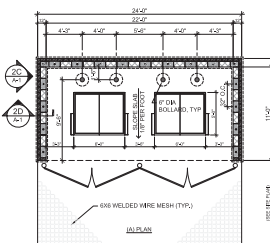
05 TYP BOLLARD DETAIL
3/8" = 1'-0"



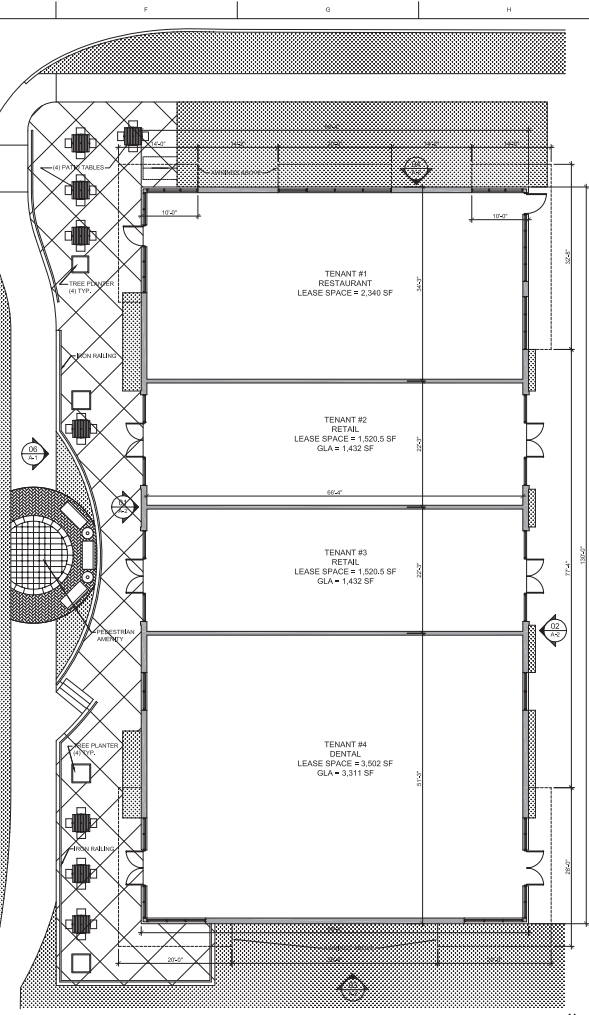
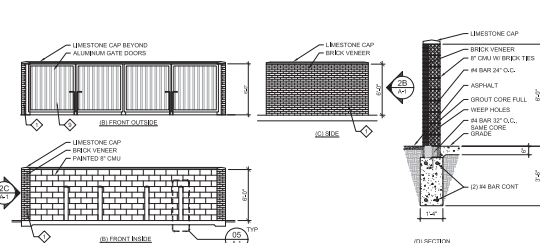
04 TYP RETAINING WALL DETAIL
3/8" = 1'-0"



03 TYP PARKING SCREEN DETAIL
3/8" = 1'-0"



02 DUMPSTER DETAILS
3/8" = 1'-0"



01 FLOOR PLAN
3/8" = 1'-0"

ISSUED FOR	DATE
PRELIMINARY REVIEW	11.18.2010
SPA REVIEW	05.30.2010
SPA REVIEW	05.06.2010
SPA REVIEW	11.30.2010

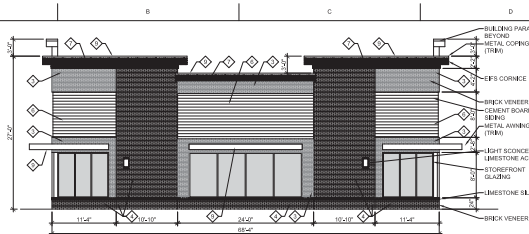
AP7
ARCHITECTURAL PARTNERS
28150 NOVI ROAD (NORTH OF GRAND RIVER AVE)
NOVI, MICHIGAN 48375



PROJECT: SITE AND BUILDING IMPROVEMENTS FOR
TOWN CENTER GARDENS
LOCATION: 28150 NOVI ROAD (NORTH OF GRAND RIVER AVE)
NOVI, MICHIGAN 48375

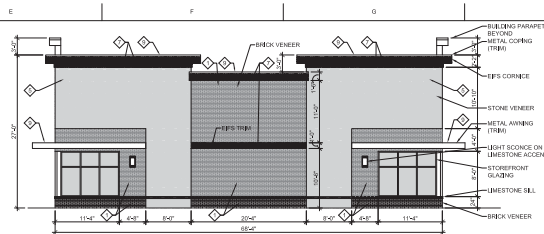
DRAWN BY: BGD
CHECKED: ASH/VMW
SCALE: AS INDICATED
JOB NO.: NTC 2010-01
DATE: 05/10/10

FLOOR PLAN & SITE DETAILS
A-1



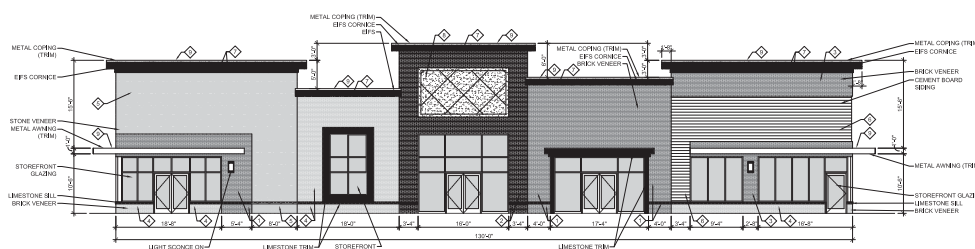
04 NORTH EXTERIOR ELEVATION
A2 18" x 14"

ELEVATION MATERIALS	AREA SQ. FT.	AREA PERCENTAGE
BRICK	860	35.7%
CEMENT BOARD	10	0.4%
EIFS CORNER	18	0.7%
EIFS VENEER	137	5.5%
GLAZING	74	3.0%
METAL AWNING (TRIM)	33	1.3%
STONE VENEER	266	10.8%
TOTAL MATERIALS	1338	54.2%
TOTAL (WITH GLAZING)	1412	57.7%



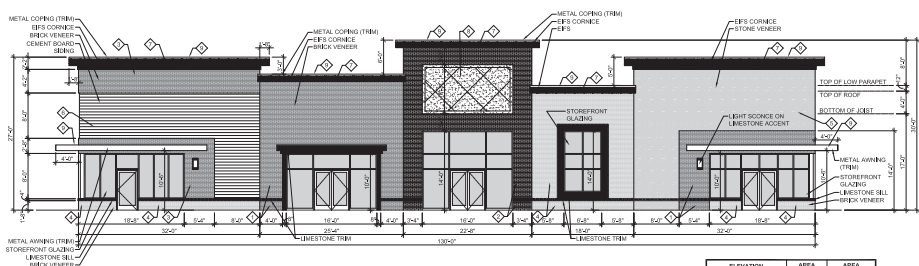
03 SOUTH EXTERIOR ELEVATION
A2 28" x 14"

ELEVATION MATERIALS	AREA SQ. FT.	AREA PERCENTAGE
BRICK	427	30.4%
CEMENT BOARD	230	16.6%
EIFS CORNER	42	3.0%
EIFS VENEER	7	0.5%
GLAZING	77	5.6%
METAL AWNING (TRIM)	11	0.8%
STONE VENEER	117	8.5%
TOTAL MATERIALS	904	65.7%
TOTAL (WITH GLAZING)	981	71.3%



02 EAST EXTERIOR ELEVATION
A2 18" x 14"

ELEVATION MATERIALS	AREA SQ. FT.	AREA PERCENTAGE
BRICK	1,752	54.5%
EIFS CORNER	222	67.2%
EIFS VENEER	222	67.2%
GLAZING	141	42.9%
METAL AWNING (TRIM)	11	3.3%
STONE VENEER	427	128.6%
TOTAL MATERIALS	2,565	776.7%
TOTAL (WITH GLAZING)	3,433	1,039.8%



01 WEST EXTERIOR ELEVATION
A2 18" x 14"

ELEVATION MATERIALS	AREA SQ. FT.	AREA PERCENTAGE
BRICK	1,107	39.5%
EIFS CORNER	767	26.9%
EIFS VENEER	242	8.3%
GLAZING	121	4.1%
METAL AWNING (TRIM)	11	0.4%
STONE VENEER	266	9.2%
TOTAL MATERIALS	2,464	84.4%
TOTAL (WITH GLAZING)	3,441	118.2%

MARK	MATERIAL	MANUFACTURER	PRODUCT / COLOR
◆	BRICK	GLENAGERY BRICK	BUSICK SERIES - DARK BROWN GREY
◆	BRICK	GLENAGERY BRICK	EXT FIELDS SERIES - FALL GREY VENEER
◆	BRICK	BRICK TECH ARCHITECTURAL	PANDA EXPRESS - OSGO - S/8" SMTH
◆	BRICK	BRICK TECH ARCHITECTURAL	PANDA EXPRESS - YH8 - GARTLIG SMOOTH
◆	STONE VENEER	GLENAGERY LANDMARK STONE	GLEND ROSE WHEAT
◆	CEMENT BOARD BEING	NORTH-BAKER CEMENT	VENTAGE WOOD - CEDAR EP02
◆	EIFS	SHERWIN-WILLIAMS	SW785 DARK CLOVE
◆	EIFS	SHERWIN	427 GALVNEAL
◆	METAL FLASHING	SHEET METAL SERVICES	DARK BRONZE

ISSUED FOR	DATE
PRELAP REVIEW	11.19.2018
SIPA REVIEW	05.16.2019
SIPA REVIEW	05.06.2019
SIPA REVIEW	11.30.2019

COMMENTS:



FOR THE PROJECT AND BUILDING IMPROVEMENTS FOR:
TOWN CENTER GARDENS
 28150 NOV ROAD (NORTH OF GRAND RIVER AVE)
 NOVI, MICHIGAN 48375

DRAWN BY: BGD
 CHECKED BY: ASH/PMW
 SCALE: AS SHOWN
 DATE: DEC 2018
 EXTERIOR ELEVATIONS

ISSUED FOR	DATE
PRE-APP REVIEW	11.19.2019
SIPA REVIEW	03.31.2020
SIPA REVIEW	05.05.2020
SIPA REVIEW	11.30.2020

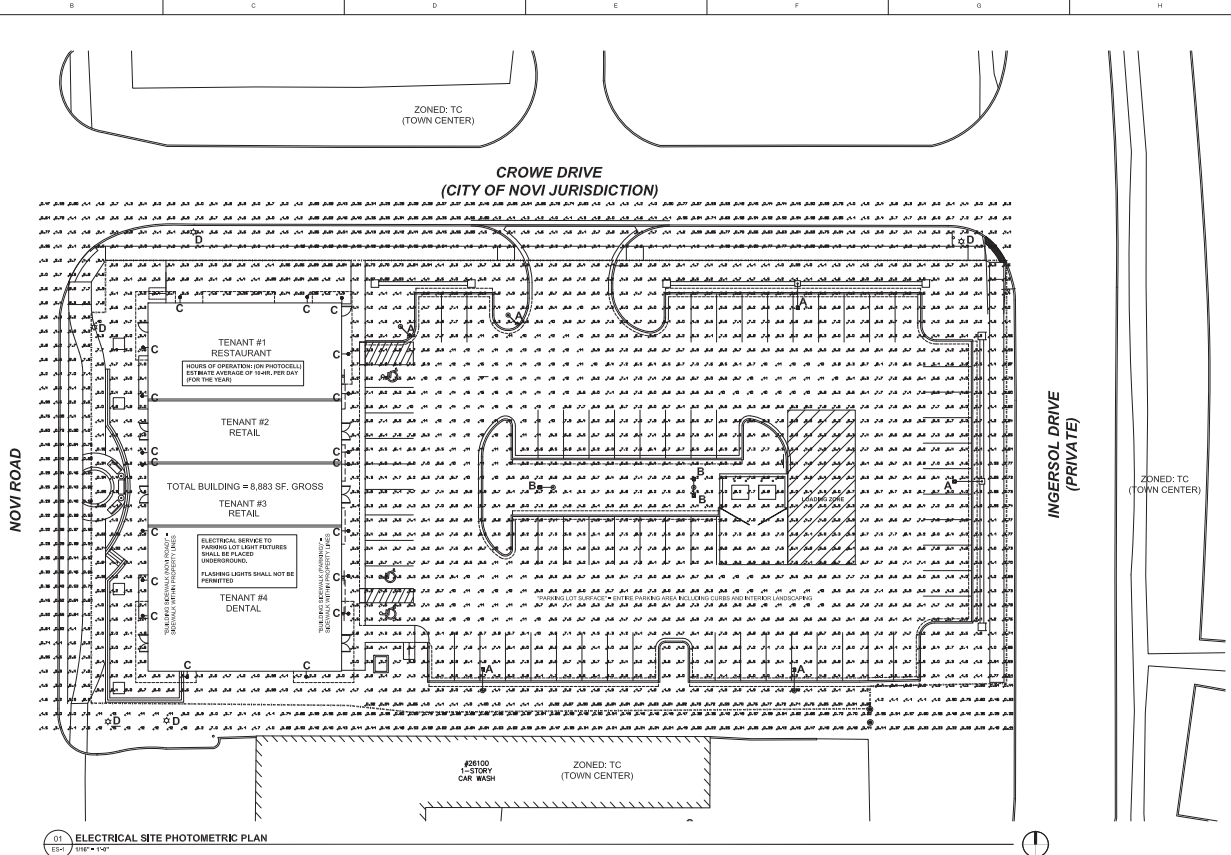
FOR THE CITY OF NOVI, THE PROJECT HAS BEEN REVIEWED AND APPROVED FOR THE CITY OF NOVI. THE CITY ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE ELECTRICAL PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED. THE ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE ELECTRICAL PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED.



PROJECT: SITE AND BUILDING IMPROVEMENTS FOR TOWN CENTER GARDENS
 LOCATION: 28150 NOVI ROAD (NORTH OF GRAND RIVER AVE)
 NOVI, MICHIGAN 48375

DRAWN BY: BCD
 CHECKED: ASH/RYM
 SCALE: AS INDICATED
 JOB NO: NYC 2019-01
 ELECTRICAL SITE PHOTOMETRIC PLAN

ES-1



01 ELECTRICAL SITE PHOTOMETRIC PLAN
 SHEET 1 OF 1

Notes	Manufacturer	Luminaire type	Item number	Rating	Luminaire Qty.	Wattless factor	Connected load	Quantity
A = 23' HIGH B = 25' HIGH	CREE, INC.	COMPOUND FROM FREE EDGE HIGH OUTPUT TYPE B HIR BARN FULL BLS 120 LEDs, 1800MA, 5700K	APE4140N120-240US102000K (100000) COM BURNS FROM APE4140N120-240US102000K (100000)	24000° BURNED FROM ONE BURNED TWENTY FIVE LIGHT EMITTING DIODES (LED'S) VERTICAL	3400K/24000/12000	0.8	891.200000000000 W	9
C = 8' HIGH	Cree inc.	60 X 120 Cree LED strips with frosted glass diffuser and weather resistant coating. 1200 lumens per foot, with 1200K color rendering and works perfect over heat sink.	60X120LED000NF-2020E24-16000	1x Cree XB-E LED'S	1200/600/2700000000	0.8	13.20 W	16
D = 25' HIGH	EXISTING STREET LIGHTING	PF1400 IAR 120W Pwr Led	GE Lighting (used as a reference only)	1400X200X140 20W 20000lm	20000 lm	0.8	277 W	5

#	Name	Parameter	Min	Max	Average	Min / Average	Average / Min	Min / Max
1	Parking Lot Surface	Horizontal Illuminance	1.8 fc	16.26 fc	7.5 fc	0.28	3.81:1	0.12
2	Building Entrance (Over Road)	Perpendicular Illuminance	0.87 fc	3.9 fc	3.0 fc	0.29	3.4:1	0.11
3	Building Entrance (Parking)	Perpendicular Illuminance	1.3 fc	7.0 fc	3.9 fc	0.32	3.0:1	0.18
4	Loading Zone	Perpendicular Illuminance	4.7 fc	7.3 fc	5.8 fc	0.80	1.2:1	0.64
5	Highway/Highway Interchange (Building Center)	Perpendicular Illuminance	0.8 fc	14.27 fc	2.2 fc	0.28	15.7:1	0.01

Novi Town Center Gardens
Novi, MI



5101 Williams Lake Road, Waterford, Michigan 48329
(P) 248-674-1340 (F) 248-461-6461

Novi Town Center Gardens
Novi, MI



5101 Williams Lake Road, Waterford, Michigan 48329
(P) 248-674-1340 (F) 248-461-6461

ZONED: TC
(TOWN CENTER)

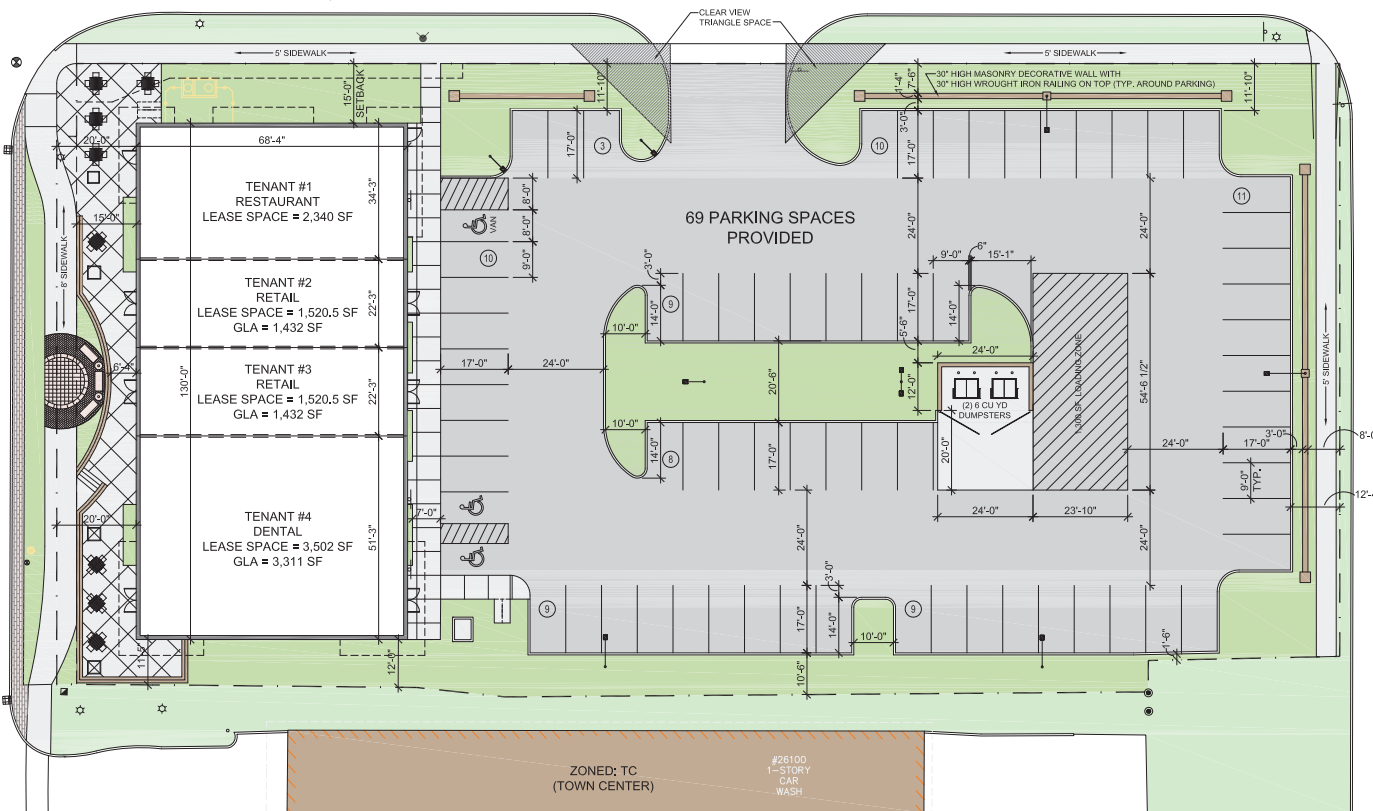
**CROWE DRIVE
(CITY OF NOVI JURISDICTION)**

RESTAURANT =	2,340 / 70	= 33 SPACES
RETAIL =	2,864 (GLA) / 200	= 14 SPACES
DENTAL =	3,311 (GLA) / 167	= 20 SPACES
		= 67 REQUIRED SPACES

TOTAL BUILDING = 8,883 SF.

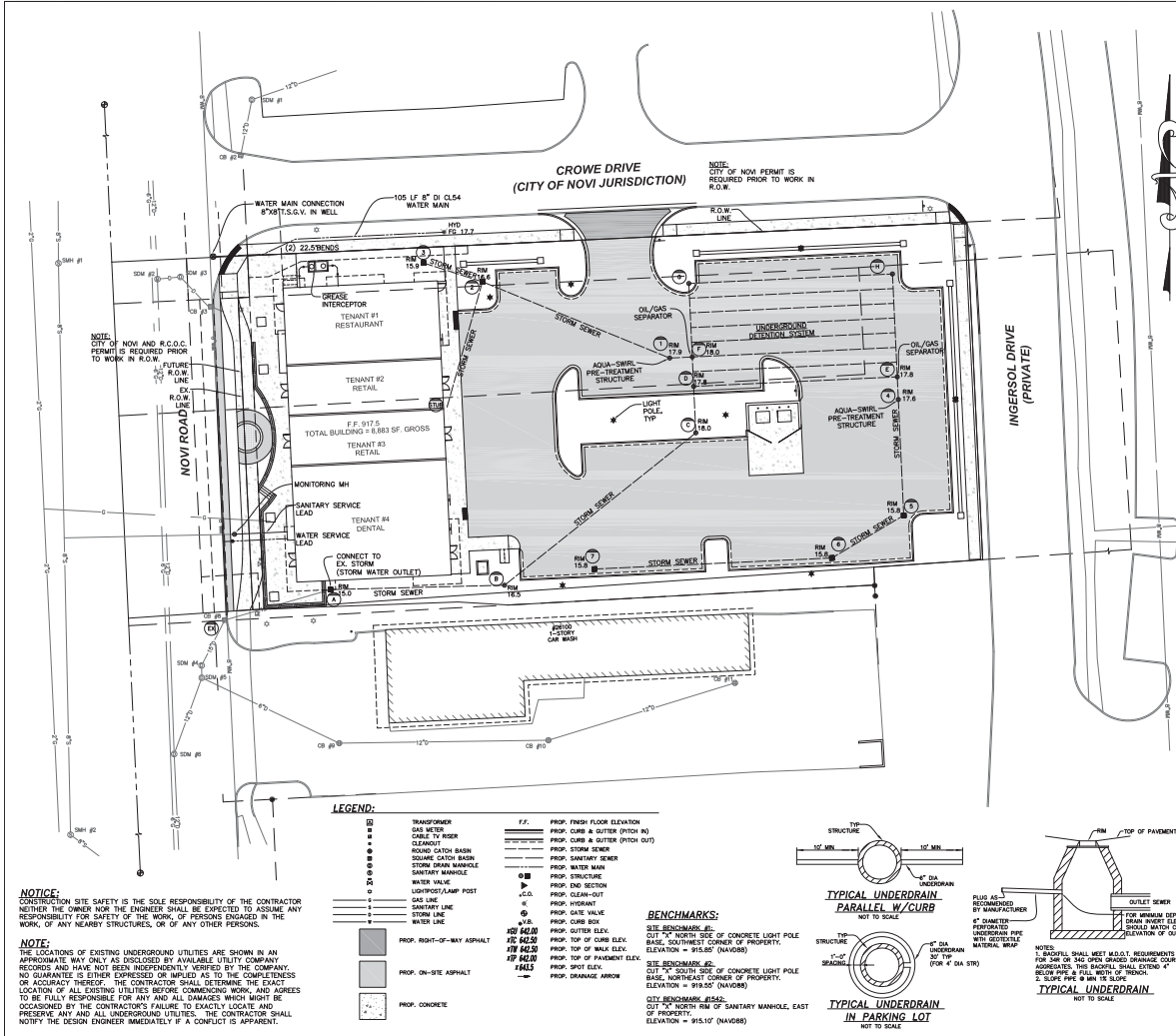
NOVI ROAD

INGERSOL DRIVE
(PRIVATE)



ZONED: TC
(TOWN CENTER)

#26100
1-STORY
CAR
WASH



- UTILITY NOTES:**
1. ALL WORK SHALL CONFORM TO THE CURRENT CITY OF NOVI STANDARDS AND SPECIFICATIONS.
 2. PROPOSED WATER MAIN SHALL HAVE AT LEAST 4 FEET OF COVER PER CITY OF NOVI REQUIREMENTS.
 3. COMPACTED SAND BEDDING SHALL BE PROVIDED FOR ALL UTILITIES WITH THE EXCEPT OF PAVED AREAS.
 4. 18" MINIMUM VERTICAL CLEARANCE SHALL BE PROVIDED AT ALL UTILITIES CROSSING OVER WATER MAIN PER THE CITY OF NOVI STANDARDS AND SPECIFICATIONS, AS NECESSARY.
 5. PROPOSED SANITARY LEAD SHALL BE BURIED WITH AT LEAST 5 FEET MIN. UNDER INFLUENCE OF FLOODING.
 6. 8-INCH SANITARY LEADS SHALL BE A MINIMUM PVC SDR 25.5, AND MAINS SHALL BE PVC 200 IS.
 7. RIGHT OF WAY PERMIT IS REQUIRED FROM THE ROAD COMMISSION FOR CROSSING COUNTY AND CITY OF NOVI FOR ANY WORK IN THE NOVI ROAD RIGHT-OF-WAY.
 8. RIGHT OF WAY PERMIT IS REQUIRED FROM THE CITY OF NOVI FOR ANY WORK IN THE CROWE DRIVE RIGHT-OF-WAY.
 9. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LOCATIONS, PROFILES AND GRADES PRIOR TO THE START OF ANY WORK.

COMMERCIAL
CONSTRUCTION
CONSTRUCTION LAYOUT

RESIDENTIAL
CONSTRUCTION
CONSTRUCTION LAYOUT

ALPINE
ENGINEERING, INC.
Civil Engineers & Land Surveyors



NOVI TOWN CENTER PLAZA, LLC
UTILITY PLAN
TOWN CENTER GARDENS
SECTION 14
DATE: 2016-03-29
DRAWN BY: TG
CHECKED BY: SO/PTG
SCALE: 1/8" = 1'-0"

LEGEND:

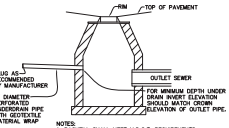
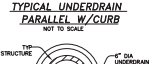
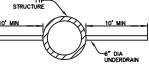
□	TRANSFORMER	---	PROP. FINISH FLOOR ELEVATION
○	GAS METER	---	PROP. CURB & GUTTER (110H IN)
○	CABLE TV RISER	---	PROP. CURB & GUTTER (110H OUT)
○	CLEANOUT	---	PROP. STORM SEWER
○	ROUND CATCH BASIN	---	PROP. SANITARY SEWER
○	SQUARE CATCH BASIN	---	PROP. WATER MAIN
○	SQUARE CATCH BASIN	---	PROP. WATER MAIN
○	SANITARY MANHOLE	---	PROP. STRUCTURE
○	SANITARY MANHOLE	---	PROP. END SECTION
○	WATER VALVE	---	PROP. CLEAN-OUT
○	LIGHTPOST/LAMP POST	---	PROP. HEADANT
○	GAS LINE	---	PROP. GATE VALVE
○	SANITARY LINE	---	PROP. CURB BOX
○	STORM LINE	---	PROP. OUTER ELEV.
○	PROP. RIGHT-OF-WAY ASPHALT	---	PROP. TOP OF CURB ELEV.
○	PROP. ON-SITE ASPHALT	---	PROP. TOP OF WALK ELEV.
○	PROP. CONCRETE	---	PROP. TOP OF PAVEMENT ELEV.

BENCHMARKS:

SITE BENCHMARK #1:
CUT 1/4" NORTH SIDE OF CONCRETE LIGHT POLE
BASE, SOUTHWEST CORNER OF PROPERTY,
ELEVATION = 915.00' (NAV08)

SITE BENCHMARK #2:
CUT 1/4" SOUTH SIDE OF CONCRETE LIGHT POLE
BASE, NORTHEAST CORNER OF PROPERTY,
ELEVATION = 919.00' (NAV08)

CITY BENCHMARK #104:
CUT 1/4" NORTH RIM OF SANITARY MANHOLE, EAST
OF PROPERTY,
ELEVATION = 915.10' (NAV08)

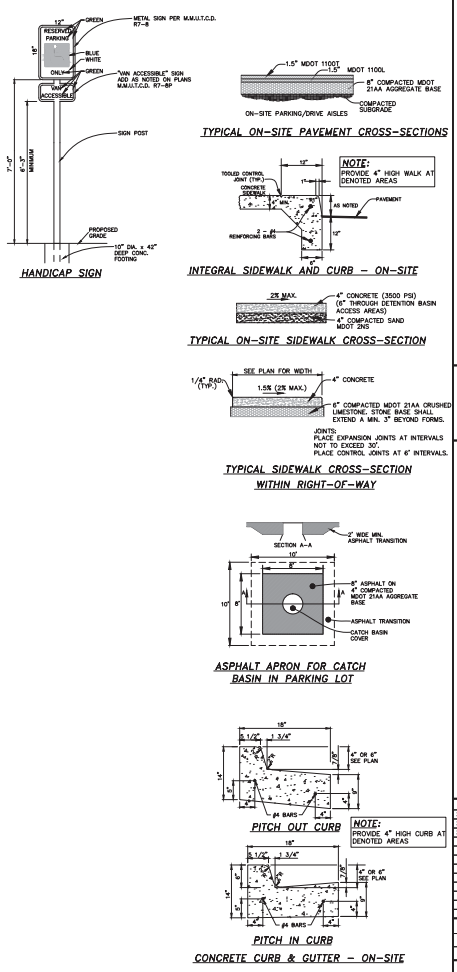
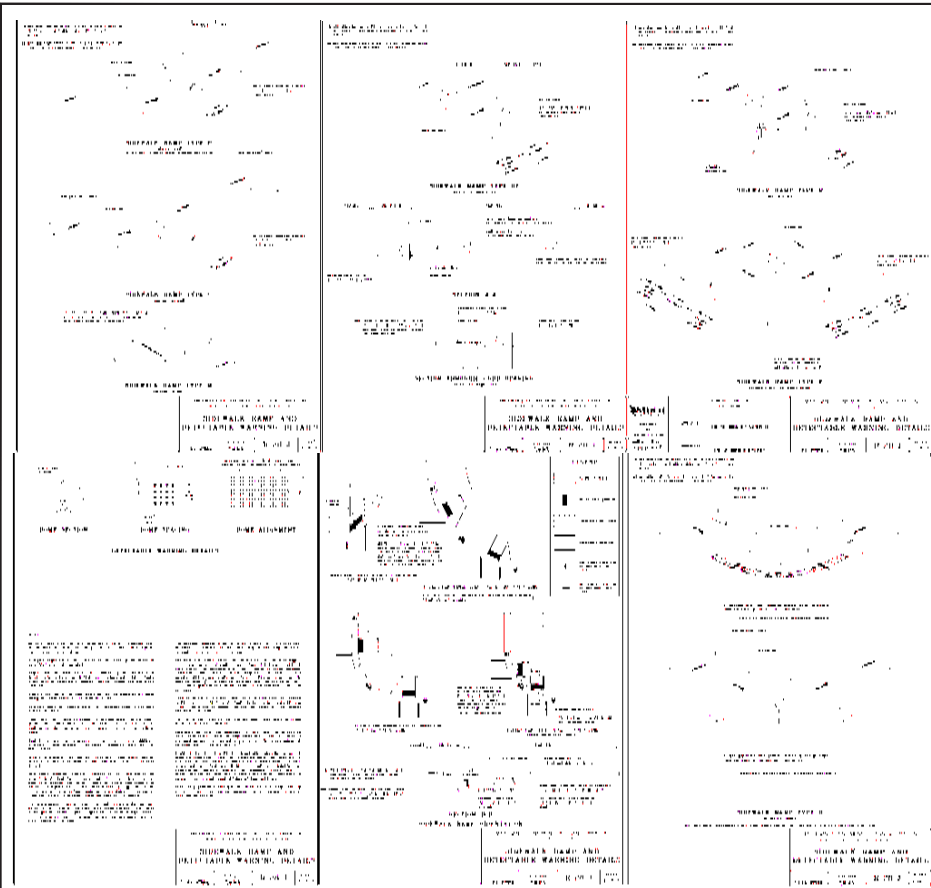


NOTE: 1. BEFORE SHALL MEET ALL CITY REQUIREMENTS FOR 24" OR 36" OPEN GRADES (DRAINAGE COURSE APPROXIMATELY 18" DEEP). SHALL EXTEND 4' BEYOND R/W & FULL WIDTH OF TRENCH.
2. SLOPE PIPE & IN 1% SLOPE.

REVISIONS

NO. 01	DATE: 2016-03-29	DESCRIPTION: PIP SUBMITTAL
NO. 02	DATE: 2016-03-29	DESCRIPTION: PIP SUBMITTAL
NO. 03	DATE: 2016-11-18	DESCRIPTION: PIP SUBMITTAL

DATE: 2016-03-29
DRAWN BY: TG
CHECKED BY: SO/PTG
SCALE: 1/8" = 1'-0"



NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR THE SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

NOTE:
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROPRIATE WAY ONLY AS DISCLOSED BY AVAILABLE UTILITY COMPANY RECORDS AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE COMPANY. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCURRED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF A CONFLICT IS APPARENT.

COMMERCIAL SURVEYING
SITE PLANNING
SITE PREPARATION
CONSTRUCTION LAYOUT
CONSTRUCTION LAYOUT

RESIDENTIAL
SITE CONSTRUCTION
CONSTRUCTION LAYOUT
CONSTRUCTION LAYOUT

ALPINE ENGINEERING INC.
4600 WEST 10TH AVE
DENVER, CO 80202
WWW.ALPIENGINEERING.COM

NOV TOWN CENTER PLAZA, LLC
TOWN CENTER GARDENS
SECTION 14
CLATSOP COUNTY
OREGON

DETAIL SHEET

CLIENT: NOV TOWN CENTER PLAZA, LLC
PROJECT: TOWN CENTER GARDENS
DATE: 2016-03-29
DRAWN BY: TO
CHECKED BY: 5/10/16
DATE: 2016-03-29
SCALE: AS SHOWN
SHEET NO: 6
TOTAL SHEETS: 16-160

